

Sale Price: 96,000.
Recording: 35.50
672.00

**This instrument prepared without
benefit of abstract, title examination
or legal opinion of title by:**

Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #19-200

Inst: 201912019464 Date: 08/21/2019 Time: 11:49AM
Page 1 of 4 B: 1391 P: 2050, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 672.00

Tax Parcel #: 31-7S-17-10070-103

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of August, 2019 between Crystal Hingson and Jarrod Hingson, wife and husband, whose post office address is 23474 N. W. 174th Avenue, High Springs, FL 32643, grantors, and Wallace Burks and Lynnette Burks, husband and wife, whose address is 367 S. W. Bluebird Court, Fort White, FL 32038, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said grantees, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2019 and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantors have hereunto set grantors hands and seals the day and year first above written.

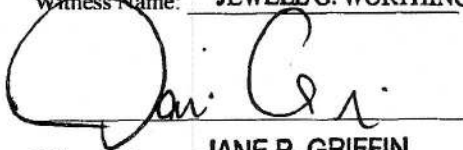
Signed, sealed and delivered in our presence:



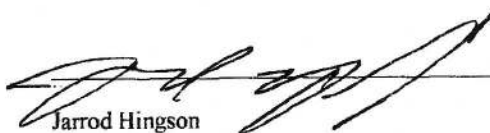
Witness Name: **JEWELL G. WORTHINGTON**



Crystal Hingson



Witness Name: **JANE P. GRIFFIN**

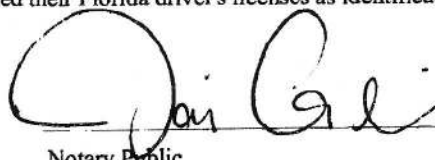


Jarrod Hingson

State of Florida

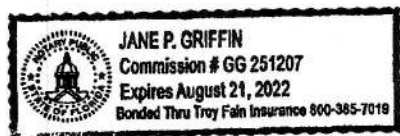
County of Alachua

The foregoing instrument was acknowledged before me this 16th day of August, 2019 by Crystal Hingson and Jarrod Hingson, who ☐ are personally known or ☒ have produced their Florida driver's licenses as identification.



Notary Public

[Notary Seal]



Printed Name: **JANE P. GRIFFIN**

My Commission Expires: _____

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Exhibit A -- Legal Description

DESCRIPTION: PARCEL 3

A PART OF THE N 1/2 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF THE NW 1/4 AND RUN; THENCE N.87 DEGREES 14'55"E., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 50.03 FEET; THENCE S.00 DEGREES 37'02"E., A DISTANCE OF 695.22 FEET; THENCE S.81 DEGREES 32'45"W., A DISTANCE OF 701.09 FEET; THENCE N.16 DEGREES 01'46"E., A DISTANCE OF 282.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF N.20 DEGREES 27'35"W. AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 216.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 55 DEGREES 09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF N.29 DEGREES 22'22"W. AND A CHORD LENGTH OF 212.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 221.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.01 DEGREES 47'48"W., A DISTANCE OF 114.27 FEET TO THE NORTH LINE OF SAID SECTION 31; THENCE N.87 DEGREES 14'55"E., A DISTANCE OF 737.64 FEET TO THE POINT OF BEGINNING; COLUMBIA COUNTY, FLORIDA. PARCEL CONTAINS 11.58 ACRES, MORE OR LESS.

DESCRIPTION: EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.87 DEGREES 14'55"W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.01 DEGREES 47'48"E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 55 DEGREES 09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S.29 DEGREES 22'22"E., AND A CHORD LENGTH OF 212.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S.20 DEGREES 27'35"E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.53 FEET; THENCE S.16 DEGREES 01'48"W., A DISTANCE OF 282.20 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 57'20", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S.07 DEGREES 33'08"W., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S.00 DEGREES 55'34"E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S.05 DEGREES 40'09"E., AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S.10 DEGREES 24'44"E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 15'21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S.02 DEGREES 47'03"E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S.04 DEGREES 50'37"W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S.04 DEGREES 50'37"W., A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S.07 DEGREES 50'32"E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S.20 DEGREES 31'41"E., A DISTANCE OF 284.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S.10 DEGREES 34'21"E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S.00 DEGREES 37'02"E., A DISTANCE OF 172.66 FEET TO A POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUE S.00 DEGREES 37'02"E., A DISTANCE OF 266.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 58'58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S.23 DEGREES 22'27"W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.62 FEET; THENCE S.47 DEGREES 21'58"W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58 DEGREES 35'13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S.18 DEGREES 04'19"W., AND A CHORD LENGTH OF 146.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S.11 DEGREES 13'17"E., A DISTANCE OF 205.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43 DEGREES 09'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S.10 DEGREES 21'33"W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET; THENCE S.31 DEGREES 56'23"W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 59'20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S.25 DEGREES 26'43"W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N.81 DEGREES 32'45"E., A DISTANCE OF

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701.09 FEET; THENCE N. 87 DEGREES 14'29"E., A DISTANCE OF 627.20 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT A FOREMENTIONED POINT "B", AND RUN THENCE S.84 DEGREES 04'22"W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 28'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N.81 DEGREES 11'11"W., AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N.66 DEGREES 26'45"W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N.79 DEGREES 53'33"W., AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.90 FEET; THENCE S.86 DEGREES 39'38"W., A DISTANCE OF 816.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE N. 44 DEGREES 18'47"W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 37'37", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N.22 DEGREES 59'59"W., AND A CHORD LENGTH OF 145.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.80 FEET; THENCE N.01 DEGREES 41'10"W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE RETURNING TO THE FOREMENTIONED POINT "E", RUN THENCE S.44 DEGREES 18'47"E., A DISTANCE OF 48.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S.23 DEGREES 02'04"E., AND A CHORD LENGTH OF 78.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S. 01 DEGREES 45'20"E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE FOREMENTIONED POINT "C", AND RUN THENCE N.85 DEGREES 13'54"E., A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N.78 DEGREES 18'07"E., AND A CHORD LENGTH OF 72.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N.71 DEGREES 22'21"E., A DISTANCE OF 354.70 FEET; THENCE N.77 DEGREES 56'34"E., 62.17 FEET; THENCE S. 66 DEGREES 25'47"E., A DISTANCE OF 207.86 FEET; THENCE S.89 DEGREES 03'47"E., 142.06 FEET; THENCE N.87 DEGREES 13'37"E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE FOREMENTIONED POINT "D" AND RUN THENCE N.71 DEGREES 02'57"W., A DISTANCE OF 6.24 FEET; THENCE S.19 DEGREES 16'58"W., A DISTANCE OF 21.70 FEET; THENCE S.72 DEGREES 18'51"E., A DISTANCE OF 780.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 27'26", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S.82 DEGREES 32'34"E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET; THENCE N.87 DEGREES 13'43"E., A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.

ALSO:

AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:
BEGIN AT THE FOREMENTIONED POINT "D" AND RUN THENCE N.71 DEGREES 02'57"W., A DISTANCE OF 26.24 FEET; THENCE S.19 DEGREES 16'58"W., A DISTANCE OF 1823.87 FEET; THENCE S.70 DEGREES 43'02"E., A DISTANCE OF 64.05 FEET; THENCE N.27 DEGREES 25'42"E., A DISTANCE OF 40.58 FEET; THENCE N.18 DEGREES 54'40"E., A DISTANCE OF 631.89 FEET; THENCE N.70 DEGREES 43'02"W., A DISTANCE OF 25.70 FEET; THENCE N.19 DEGREES 16'58"E., A DISTANCE OF 1152.07 FEET; THENCE N.71 DEGREES 02'57"W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.